

Tyrrell Farm, Farmstead House  
8246 Kennel Road (Highway 124)  
Besumont Vicinity  
Jefferson County  
Texas

HABS No. TX-3369-A

HABS  
TEX  
123-BEADY,  
1A-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Building Survey  
National Park Service  
Rocky Mountain Regional Office  
Department of the Interior  
P.O. Box 25287  
Denver, Colorado 80225

# HISTORIC AMERICAN BUILDINGS SURVEY

TYRRELL FARM, FARMSTEAD HOUSE

HABS NO. TX-3369-A

Page 1

HABS

TEX

123-BEAU. Y,

1A-

## A. General Statement

1. Architectural Character: HABS No. TX-3369-A is a ca. 1900-1910, two-story, side-gabled, frame dwelling with a one-story, side-gabled, frame dwelling which was moved onto the site and attached to the two-story structure to form a rear ell (see photographic documentation HABS No. TX-3369-A-1 through HABS No. TX-3369-A-6 and HABS drawings, Sheets 1-3).

The two-story portion of the dwelling has a modified asymmetrical plan with two rooms on the first floor and three rooms on the second floor. The building was constructed with wood studs at 2 feet 0 inches on center and rests on a pier and beam foundation. The foundation is comprised of cast concrete piers and a 2x8 beam and joist system. The exterior is clad with drop siding. Composition shingles cover the roof which is framed with box eaves. Wire nails are used throughout.

The front of the two-story structure faces State Highway 124 and the Atchison Topeka and Santa Fe Railroad line. The first floor features a single door entrance which is placed slightly off-center and is flanked by a 2-over-2, wood sash, double-hung window on the south and by a single-hung, aluminum sash window on the north. The second floor front is comprised of three 2-over-2, wood sash, double-hung windows which are located over the front door and each of the first floor windows.

The front also features a one-story, five-bay, full-width, shed-roofed porch. The porch is supported by a square post at each end and by intermediate, equally spaced 2x4s. A squared wood balustrade spans the northwest front and wraps around the northeast front of the porch. The porch roof is covered with corrugated sheet metal.

The southwest and northeast sides of the two-story structure contain two 2-over-2, wood sash, double-hung windows on each floor. These windows are symmetrically located on the ends with the exception of the rear window on the second floor of the northeast side which is set closer to the corner of the house. Two 2-over-2, double-hung, wood sash windows also are located in the second floor of the southeast side of the house.

The first floor interior of the two-story dwelling is composed of two rooms and an enclosed stairwell which is located against the southeast wall. The second floor includes three rooms connected by an L-shaped hall. The first floor interior walls have been altered by the addition of paneling, while the walls of the second floor have been covered by horizontal beaded board.

Southeast of the two-story dwelling and attached to it by a frame passageway is a one-story, side-gabled, two-room dwelling with a seven-bay porch. This ell is pier and beam construction. Walls are box frame construction (comprised of vertical boards) and are covered by exterior siding similar to that on the two-story dwelling and by beaded board on the interior. Cut nails were used in the construction of the floor and walls. Composition shingles cover the roof which is framed by box eaves.

The front of the ell faces southwest and has a centered single door entry flanked on each side by a wood sash, double-hung, 4-over-4 window. The front entrance is covered by a deep, seven-bay, shed-roofed porch which extends the full length of the southwest front. Square posts and equally spaced 2x4s support the porch roof, and there is a squared-wood balustrade that is similar to the

balustrade on the primary (northwest) front of the two-story structure. The southeast side of the ell includes two 4-over-4, double-hung, wood sash windows. Three wood windows in the northeast side have been replaced by 2-over-2, single-hung, aluminum sash windows.

The one-story ell has a two-room asymmetrical plan, and it is attached to the rear of the two-story structure by means of a passageway which encloses a hall and bathroom. The bathroom may have been constructed after the addition of the rear ell. A small room which functions as a pantry has been added to the southwest corner of the ell.

The window configuration, wall construction, and presence of cut nails in the one-story portion of HABS No. TX-3369-A all indicate that it was built prior to the two-story portion. An informant recalled that the two-story house was erected on the site between ca. 1900 and 1910, and that the ell was added at a later date.[22] It seems likely, therefore, that the ell was moved intact from another site, added to the rear of the two-story structure, and then sheathed with new horizontal siding which had a similar (compatible but not identical) profile to that covering the two-story structure.

2. Condition of Fabric: HABS No. TX-3369-A is in fair to poor condition. While the two-story portion of the structure is in sound and stable condition, the one-story ell has experienced foundation settlement and moisture-related deterioration.

B. Description of Exterior:

1. Overall Dimensions: Two-story portion: 18 feet 3 and 1/2 inches x 26 feet 1 and 1/2 inches (excluding porch)  
Ell: 22 feet 1 inch x 34 feet 6 and 1/2 inches (excluding porch)
2. Foundations: Concrete piers
3. Walls: Two-story portion: horizontal wood drop siding on 2x4 wood studs  
Ell: Box frame 1x12 vertical wood plank with drop siding on exterior
4. Structural System, Framing:

|        |  |
|--------|--|
| Floor: | 2x8 sills and floor joists                 |
| Walls: | 2x4 studs at 2 feet 0 inches O.C.          |
| Roof:  | 2x4 rafters at 2 feet 0 inches O.C.        |
|        | 2x4 ceiling joists at 2 feet 0 inches O.C. |
5. Porches: 2x8 floor joists  
4x4 posts with 4x6 top beam and 2x4 corner braces  
2x4 rafters  
1x8 ship lap flooring  
2x4 railings
6. Chimneys: HABS No. TX-3369-A had a wood-burning stove in the central room of the ell. A metal sleeve remains mounted in the northeast wall.

7. Openings:

- a. Doorways and Doors: Original doors, most of which are intact, include 2 feet 8 inches and 2 feet 6 inches wide x 6 feet 8 inches high x 1 and 3/8 inches thick solid wood 4-panel doors. Hinges include pairs of 3- and 5-knuckle cast iron hinges. Locking devices include surface-mounted "box locks" with porcelain knobs and mortise locks.
- b. Windows: The two-story portion of the house has two-over-two double hung wood sash. The windows of the ell are largely four-over-four double hung sash. Three of the building's wood sash have been replaced with single hung aluminum sash.

8. Roof: The roof on the two-story portion of the house is a gable roof of medium pitch with enclosed, extended eaves and gable ends. The soffits are boxed and follow the line of the rafters. The roof is covered with asphalt shingles. Remnants of cedar shingles remain in the attic. The roof of the ell is of shallower pitch and has enclosed, extended eaves and a gable end. The roof breaks at the ell's porch.

C. Description of Interior:

1. Floor Plan: The first floor of the house is arranged with room-to-room access with the living room, dining room, kitchen, and bathroom downstairs. Bedrooms are located upstairs.
2. Stairways: An interior stairway is located in the dwelling. The stair treads are 9-1/4 inches deep and the risers are 8 inches. The 2 feet 11 inches wide stairs rise 13 risers to a landing near the top, and one additional riser, perpendicular to the main run, leads to the second floor. A simple railing, parallel to the stair run, offers protection for the open stair well.
3. Flooring: Floors throughout the house are 1x4 tongue-and-groove pine with a varnish finish. In various rooms, sheet linoleum, vinyl asbestos tile, and shag carpet have been added over the original floor.
4. Wall and Ceiling Finishes: Original walls and ceilings were finished with painted 3/8-inch-thick beaded pine boards. On the first floor, several rooms have had their original wall and ceiling finishes covered with 1/4-inch-thick varnished plywood.
5. Decorative Features and Trim: Interior decorative features were not used in this structure. Interior trim is simple and includes simple, stock, contemporary cove moulding and 1x4, 1x8, 1x9, and 1x10 baseboards with shoe moulding.
6. Hardware: Hardware in the dwelling consists of surface-mounted "box locks" with porcelain knobs, common mortise locks, and both 3- and 5-knuckle iron hinges.
7. Mechanical and Electrical Equipment:
  - a. Heating, ventilation, and air conditioning: No heating, ventilation, or air conditioning equipment remains.

TYRRELL FARM, FARMSTEAD HOUSE  
HABS NO. TX-3369-A  
Page 4

- b. Lighting: The lighting system for the house utilizes fiber-insulated wiring, duplex, wall-mounted outlets, and porcelain fixtures. On the second floor, the hallway light is a suspended socket hanging from braided wire.
- c. Plumbing: Plumbing fixtures include contemporary porcelain toilet and lavatory, cast iron tub, and a two-compartment cast iron sink.